

## Destiny Senior Living Waiver Request

The applicant, Destiny Homes Health, LLC is requesting a waiver from the City of Olathe's Unified Development Ordinance (UDO).

**We are requesting a waiver from the number of parking stalls required per *UDO 18.30.160 Parking and Loading* requiring a parking stall for every 400 sf of living space. The proposed home is a 6,000 sf building therefore requiring 15 parking stalls per UDO. The request is to reduce the parking requirement from 15 stalls to 7 parking stalls.**

The intent of the reduced parking requirements for the assisted living facility is to ensure that the plan and layout will result in a "superior design". Following this criterion, the UDO allows for various waivers where the results meet the intent of the regulations and create a streamlined process where the applicant can seek exceptions and where the exceptions create a "superior design".

The approval criteria for these waivers are met by:

- 1) The reduced parking lot requirement is in the best interest of the adjacent single-family residential homes and creates a less intrusive project with more green space. The assisted living home has 12 units and the residents of the units are not allowed to have vehicles. The parking stalls are for staff (ranging from 2 to 4 staff) and visitors only. The owner/operator feels that 7 stalls is adequate to meet the operational needs of the facility. An additional 3 deferred stalls have been shown on the plan, if expansion is deemed necessary in the future. This request will have no unnecessary burden on the city.
- 2) The proposed waiver request will have no negative impacts on the adjacent residential properties.